



**HOUSING AUTHORITY  
of the County of Los Angeles**

700 W. Main Street • Alhambra, CA 91801

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**Hilda L. Solis**  
**Mark Ridley-Thomas**  
**Sheila Kuehl**  
**Don Knabe**  
**Michael D. Antonovich**  
Commissioners

**Sean Rogan**  
Executive Director

**AGENDA  
FOR THE REGULAR MEETING OF THE  
LOS ANGELES COUNTY HOUSING COMMISSION  
WEDNESDAY, NOVEMBER 18, 2015  
12:00 PM  
ALHAMBRA HEADQUARTERS  
700 W. MAIN STREET  
ALHAMBRA, CA 91801  
(626) 586-1501**

- = = = = = = = = = = = = =
1. **Call to Order**
  2. **Roll Call**
  - 3.

**James Brooks, Chair**  
**Michelle-Lynn Gallego, Vice Chair**  
**Gesele McBroom-Marsh**  
**Henry Porter Jr.**  
**Joelene Tapia**  
**Margaret Mott**  
**Mary Canoy**  
**Takao Suzuki**  
**Val Lerch**  
**Zella Knight**

4. **Reading and Approval of the Minutes of the Previous Meeting**  
Regular Meeting of October 28, 2015.
5. **Report of the Executive Director**
6. **Presentations**  
- Program Overview Presentation from each Division
7. **Public Comments**

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

## Regular Agenda

8. Approval of the Housing Commission 2016 Meeting Schedule (Attachment A)
9. Elect 2016 Chair and Vice-Chair
10. Housing Commissioners May Provide Comments or Suggestions for Future Agenda Items

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 700 W. Main St., Alhambra, CA 91801. Access to the agenda and supporting documents are also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least (3) business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (626) 586-1501, or by e-mail at [roberta.lear@lacdc.org](mailto:roberta.lear@lacdc.org), from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES (HACoLA)

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, October 28, 2015.

The meeting was convened at Carmelitos Housing Development, 851 Via Carmelitos, Long Beach, CA 90805.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Housing Commissioner Chair, Brooks, at 12:15 p.m.

<u>ROLL CALL</u>	<u>Present</u>	<u>Absent</u>
James Brooks, <b>Chair</b>	X	
Michelle-Lynn Gallego, <b>Vice Chair</b>		X
Alma Cibrian Reza	X	
Gesele McBroom-Marsh	X	
Henry Porter	X	
Joelene Tapia		X
Margaret Mott	X	
Mary Canoy	X	
Ruth Feinberg		X
Val Lerch	X	
Zella Knight		X

PARTIAL LIST OF STAFF PRESENT:

Sean Rogan, Executive Director  
Emilio Salas, Deputy Executive Director  
Maria Badrakhan, Director, Housing Management  
Margarita Lares, Director, Assisted Housing

GUESTS PRESENT:

None.

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Canoy, the Minutes of the Regular Meeting of September 23, 2015 were approved. Commissioner Cibrian Reza abstained.

#### **Agenda Item No. 4 – Report of the Executive Director**

Deputy Executive Director, Emilio Salas reported the following:

The Board of Supervisors approved a motion introduced by Supervisors Kuehl and Ridley-Thomas on Tuesday, October 27, 2015, to pledge \$100 million toward the development of affordable housing. Specifically, the motion pledges to begin funding affordable housing \$20 million beginning next year. The annual contribution will grow over the next 5 years until it reaches \$100 million annually with a minimum of 75% of the funds to go towards production of new or rehabilitation of existing affordable housing stock.

Mr. Salas explained that on October 20, 2015, Secretary Castro made an unexpected visit to the Board of Supervisors office at the Hall of Administration in downtown Los Angeles. In attendance were Mayor Garcetti and the five Supervisors. The meeting consisted of the City and County sharing its unprecedented collaboration on the issue of ending homelessness. The Secretary heard from the Mayors of the City and County, as well as City Councilmen and the Supervisors on what is needed at the federal level to help these efforts.

A waiver for Medicare was identified as one of the major needs. This waiver is a key tool in using health care funds for housing subsidies; recognizing that high users of the emergency health care system use extraordinary resources. Providing housing subsidies to these homeless individuals stabilizes them and prevents the numerous emergency room visits, which in turn will save the county money.

The visit was also prompted by the City of Los Angeles publicly proclaiming a state of emergency in regard to the homeless issue.

Mr. Salas reported in a previous meeting, Supervisors Knabe and Solis introduced a motion to direct the Department of Military and Veterans Affairs to provide recommendations that would remove barriers for VASH voucher holders in obtaining housing.

HACoLA was part of a committee that was assembled to prepare a report to the Board. The report was prepared and submitted and contained key recommendations. Earlier this month, in October 2015, the board accepted the report and approved \$5 million in funding to implement the recommendations. The areas being considered are Housing Locators and Housing Navigators, a marketing campaign to expand the number of participating landlords, creating an incentive program for landlords to house homeless veterans, establishing a fund to help with move in costs to include furniture, security deposits, connective utilities, etc., and funding a handy-worker program that will assist with making minor repairs to ensure units pass Housing Quality Standards (HQS) inspections expeditiously.

The report is due back to the Board in November 2015 and we hope to have a program in place by January 1, 2016.

Mr. Salas continued to explain that the Board of Supervisors has identified ending homelessness as one of its key initiatives. They have mobilized a team of five individuals that will work for the CEO's office. Their task is to bring all departments and key stakeholders together to develop a strategy. As part of this effort they have begun a series of meetings that will cover nine key areas. HACoLA and CDC are actively involved and are participating in the policy summits. The plan is to have two large meetings around each of the nine areas of focus which includes Land Use, Subsidized Housing Programs, Coordination of Services/No Wrong Door, Metrics, etc. From these meetings, a set of recommendations will be submitted to the Board in February 2016, and a governance structure will be put in place to move this initiative forward.

Mr. Salas said that Congress and the White House have reached a tentative deal on the federal budget. The deal aims to raise the debt ceiling until March 2017. It includes increases in spending limits to be split by defense and domestic programs; but the actual impact to our housing program is currently unclear.

It also prevents drastic increases to about one-third of Medicare Part B enrollees who were scheduled to have a 52% increase in premiums which will now be 14%. The increases will be offset by cuts in Medicare and Disability benefits.

The deal should move through both houses of Congress quickly as it needs to get to the President's desk for approval before the deadline when the current debt ceiling expires, Tuesday, November 3, 2015 at midnight.

Mr. Salas gave an update on the Harbor Hills Housing Development investigation. The crime is still under investigation but an arrest is imminent according to the investigating officer. The occupant who was in the unit at the time of the discovery has since been pulled from the Section 8 waiting list and has a voucher and we believe she plans on porting to the City of Los Angeles.

Mr. Salas explained that the NAHRO conference we hosted in October 2015, was very successful and according to NAHRO, it was one of their best attended conferences. Many of our own Housing Commissioners were in attendance and were able to see HACoLA receive two National awards of Excellence for DCS and the Green Routing system. Thanks to all who volunteered and who worked to make this such a successful event.

#### **Agenda Item No. 5 - Presentations**

- Southern California Edison 25k Grant Award for the Community Development Foundation (CDF) – David Ford
- Annual Division (program winner) overview: Assisted Housing – Margarita Lares

#### **Agenda Item No. 6 - Public Comments**

None.

### Regular Agenda

**On motion by Commissioner Lerch, seconded by Commissioner Porter and unanimously carried, the following was approved by the Housing Commission:**

**APPROVE CONSTRUCTION CONTRACT FOR WEST KNOLL ROOF  
REPLACEMENT PROJECT (DISTRICT 3)  
AGENDA ITEM NO. 7**

1. Concur with the Board of Commissioners find that the proposed Project is exempt from the provisions of the California Environmental Quality Act (CEQA) for the reasons stated in this letter and record of the Project.
2. Concur with the Board of Commissioners find that the public interest and necessity demand immediate action for the emergency construction of a new roof at the West Knoll senior public housing development in the City of West Hollywood, and find that this emergency action cannot be delayed by a competitive solicitation for bids, and that approval of the Project is necessary to respond to the emergency.
3. Concur with the Board of Commissioners approve the Project and adopt the plans and specifications that are on file with the Community Development Commission's (Commission) Construction Management Unit for construction of the Project.
4. Concur with the Board of Commissioners adopt the enclosed Resolution delegating authority to the Executive Director or his designee to execute the attached Construction Contract, and all related documents, with BELFOR USA Group Inc., using up to \$657,001 in Community Development Block Grant (CDBG) and Capital Fund Program (CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD), for the emergency roof replacement at the West Knoll senior public housing development in the City of West Hollywood, following receipt of the approved Faithful Performance and Labor and Material Bonds and insurance filed by the contractor.
5. Concur with the Board of Commissioners approve a contingency amount of up to \$65,700 (10% of the original Construction Contract amount) for unforeseen project costs using CFP funds, and authorize the Executive Director or his designee to approve individual changes or additions in the work being performed under the Contract using the contingency amount.
6. Concur with the Board of Commissioners authorize the Executive Director or his designee, upon his determination, and as necessary and appropriate, to amend the Contract, to terminate the contractor's right to proceed with the performance of the Contract, or to terminate the Contract for convenience.

## **Agenda Item No. 8 – Housing Commissioner Comments and Recommendations for Future Agenda Items**

Commissioner Lerch thanked everyone for being here "in his backyard", and offered them a tour of the Carmelitos site. He noted that it is one of the showcase communities in the Nation. He continued to give some background about the Long Beach neighborhood and how it has improved since the 1970's. The Carmelitos site runs well with Lynn Anderson as Property Manager.

Commissioner Canoy thanked staff for the presentations. She stated that her heart goes out to our homeless and Veterans and she thanked the Board of Supervisors for designating money for them. Regarding the NAHRO conference, Commissioner Canoy appreciated the opportunity to attend and said it was a great experience. It was a once in a lifetime chance that she would have had the opportunity to see and hear Magic Johnson speak.

Commissioner Mott noted that this was an outstanding organization and that "no stone goes unturned". She stated how thorough the HACoLA handles issues, 5 or 6 different approaches and answers, the HACoLA is amazing and she is happy to be a part of it. NAHRO conference was informative and comprehensive. Congratulations for a job well done!

Commissioner Porter appreciates the Quarterly Highlights and Updates newsletter. It expands his knowledge and understanding of what is going on overall. He agreed with Commissioner Mott on the amount of work, effort and professionalism displayed on a daily basis by the HACoLA. Regarding the NAHRO conference he noted his favorite part was talking with people from different regions to see what they're doing compared to what we are doing. It was evident a lot of work went into the planning and it was a seamless operation. The presenters were well prepared. He enjoyed it.

Commissioner Cibrian Reza announced that she has served on the Housing Commission Board for the last five years and she sends appreciation to staff, turning blighted sights into really vibrant spaces, she has learned a lot and noted that it is hard work to serve people, however; she was termed out and regretfully announced she will not remain in the 1<sup>st</sup> District seat or continue to serve as a Commissioner.

Commissioner Brooks reminded everyone of the last Washington D.C. NAHRO trip and the tour that Commissioner Cibrian Reza had volunteered to give him of the city. During the recent NAHRO conference, Magic Johnson over-delivered, that's what HACoLA does, always a step ahead and he is happy to be a part of this organization. He noted some statistics from the conference of children 0-3 years of age; you have the opportunity to let them hear 30,000 words during that time, so talk to them! From birth to 3<sup>rd</sup> grade, their essence is to learn how to read. Reading is so important and the conference was a success! He noted the Los Angeles conference tour took his breath away; passion was felt across the country; passion for helping people.

On Motion by Commissioner Brooks, seconded by Commissioner Porter, the Regular Meeting of October 28, 2015 was adjourned at 1:51 p.m.

Respectfully submitted,



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SEAN ROGAN  
Executive Director  
Secretary-Treasurer



# ATTACHMENT A

## HOUSING COMMISSION 2016 Meeting Schedule 12:00 noon

<u>Date</u>	<u>Site</u>	<u>Address/ Telephone #</u>	<u>District</u>	<u>Description</u>
January 20	Herbert Apartments	133 S. Herbert Ave., Los Angeles, CA 90063 (323) 266-0990	1 <sup>st</sup>	46 Units of Senior Housing
February 24	South Bay Gardens	230 E. 130 <sup>th</sup> St. #101 Los Angeles, CA 90061 (310) 532-8498	2 <sup>nd</sup>	100 Units of Senior Housing
March 23	Whittier Manor	11527 Slauson Ave., Whittier, CA 90606 (562) 692-2585	4 <sup>th</sup>	49 Units of Senior Housing
April 27	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
May 25	Foothill Villa	2423 Foothill Blvd. La Crescenta, CA 91214 (818) 248-4643	5 <sup>th</sup>	62 Units of Senior Housing
June 22	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
July 27	Marina Manor I & II	3405 Via Dolce Marina del Rey, CA 90292 (310) 827-5456	3 <sup>rd</sup>	183 Units of Senior Housing
August 24	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
September 28	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
October 26	Harbor Hills	717 Harbor Hills Lomita, CA 90717 (310) 534-6843	4 <sup>th</sup>	301 Units of Senior & Family Housing
November 16	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A
December 14	CDC/Headquarters	700 W. Main Street Alhambra, CA 91801 (626) 586-1504	N/A	N/A

## Housing Authority - County of Los Angeles

November 18, 2015

TO: Housing Commissioners

FROM: Margarita Lares, Director  
Assisted Housing Division



RE: FSS PROGRAM UPDATE – OCTOBER 2015

The Family Self-Sufficiency (FSS) Program is a HUD initiative intended to assist Housing Choice Voucher Program participants achieve economic independence and self-sufficiency.

### ACTIVITIES

<b>NUMBER CURRENTLY ENROLLED</b>	528	As of October 1, 2015
<b>NEW ENROLLMENTS</b>	9	FSS participants enrolled
<b>CONTRACTS EXPIRED</b>	6	FSS contracts expired
<b>DIRECT ASSISTANCE REFERRALS</b>	693 64 1163 184 22 82 693 2 63 205 1	Workforce centers Home Ownership Program/seminars/workshops Job referrals Educational/vocational services Credit repair services Financial literacy Work Source/Job Fairs Transportation assistance Health & food services Other social services Youth services
<b>OUTREACH &amp; COMMUNITY EVENT</b>	1 1	Hosted Parent Reading Workshop Nueva Maravilla Vision team Meeting
<b>GRADUATIONS</b>	2	Graduates
<b>Pending Graduations</b>	3	Requests to graduate received

If you have any questions, please feel free to contact me at (626) 586-1670.

Attachment

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## **FAMILY SELF-SUFFICIENCY (FSS) GLOSSARY OF TERMS**

Listed below are brief descriptions of each category in the monthly FSS Report.

1. **Number Currently Enrolled** – Current number enrolled on the FSS program as of the date the FSS Report is presented.
2. **New Enrollments** - The number of Participants enrolled in the FSS program with an effective date on the month the FSS Report is presented.
3. **Contract Expired** – The number of participant contracts that expired at the end of the month prior to the FSS Report presented.
4. **Direct Assistance Referrals** – Referrals sent to FSS participants based on their requests and or the participant's goals needed to be accomplished prior to successfully completing the program.
5. **Outreach and Community Events** – Information that was shared with FSS participants and or events or meetings the FSS Coordinators attended.
6. **Graduations** – FSS participants that graduated last month.
7. **Pending Graduations** – FSS participants who have requested to graduate and are pending review of successful completion of goals.